





THE OLD SCHOOL HOUSE LYONSHALL

HEREFORD HR5 3LL

£495,000

FREEHOLD

An impressive detached, former schoolhouse occupying a convenient rural location on the A44 just outside the village of Lyonshall. Originally the village schoolhouse, the property was constructed in the Victorian era of principally stone elevations. The property has extensive accommodation (over 4000 square feet) which is versatile and has period features, oil central heating period features, some double glazing. There is an indoor swimming pool, various offices, a first floor living room, a large workshop and a double detached garage, further single garage, excellent parking, electric gates and good sized gardens.

Flint & Cook

THE OLD SCHOOL HOUSE

• Substantial detached period property • Convenient rural location • About 4,000 square feet • Some updating required • Indoor swimming pool • Good sized gardens





Entrance Porch
With door through to the

Entrance Hall
With radiator, open tread staircase and door to the utility room.

Living Room
With exposed stonework, an open fire with stove and tiled hearth, 2 radiators, ceiling timbers, 3 windows and a door to the rear porch.

Kitchen
Fitted with wood effect base and wall mounted units, an oil fired Rayburn, tiled floor, radiator, double sink unit, plumbing for a washing machine, feature bread oven, window to the front, and door into the

Side Hall
With tiled, floor further plumbing and staircase leading to the first floor.

Swimming Pool Area
With a 10 metre pool.

Former Classroom/workshop
Gas and oil boilers, windows, a wc, wood burning stove and storage cupboards.

Plant Room

Rear Hall/Office 1
With tiled floor and radiator.

Office 2
With a tiled floor, radiator and window.

First Floor Landing
With a walk in airing cupboard housing the hot water cylinder, access hatch to the roof space and doors to

Bedroom 1
With a range of built in bedroom furniture, radiator and windows to both front and side.

Bedroom 2
With radiator and windows to the rear.

Bathroom
Fitted with a bath, wash hand basin with storage cupboard under and mirror over, WC, separate tiled shower cubicle with glass screen and mains fitment, 2 radiators and window to front.

A second staircase leads from the side hall to

Second Landing
With roof window and doors to

Bedroom 3
With a full height ceiling, loft above and window.

Bedroom 4
With radiator and window.

Living Room
With parquet style flooring, 3 radiator and fitted bookshelves.

Kitchen
With oak style base and wall mounted units, work surfaces with tiled splashback, sink unit, built in electric oven, gas hob and extractor hood, radiator, breakfast bar and window to the front.

Inner Landing

With study area and a radiator.

Bathroom 2

With corner bath with mixer tap and shower attachment, wash hand basin with cupboard under WC, radiator, shaver point and part tiled walls.

Outside

The property is approached via double gates that lead to a tarmacked driveway with double iron, electric gates. There is then a further driveway taking you to the

Detached Garage
With light and power.

The front garden is lawned with a stone retaining wall and laurel hedging.

To the side is a paved area with numerous linked ponds and ornamental shrubs.

Adjoining the property at the rear is a carport, a former WC now providing useful storage. Then there is a good sized rear garden, mainly laid to lawn with numerous fruit trees. There is a log store, greenhouse, garden shed and a further brick outbuilding providing storage.

Property Services

Mains water, electricity and drainage are connected. Oil fired central heating & Gas fired central heating (two boilers).

Outgoings

Water and drainage rates are payable.

Agents Note

The flat at The Old School House is council tax band A.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

What3Words///deform.surfacing.shipyards

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

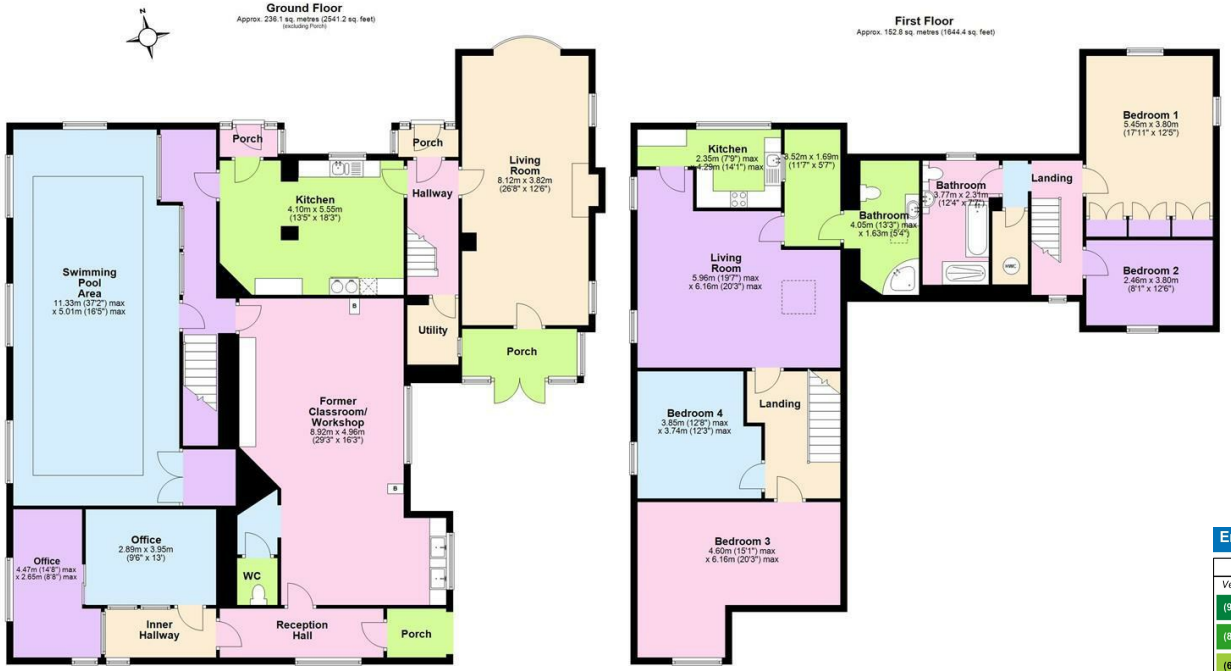
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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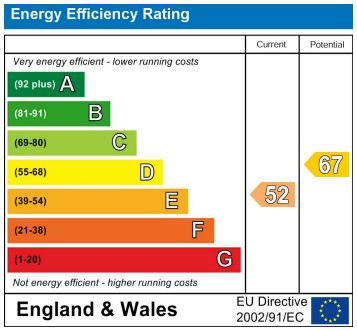








Total area: approx. 388.9 sq. metres (4185.6 sq. feet)
The Old School House, Lyonshall, Hereford



EPC Rating: E Hereford Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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